



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

October 4, 2006

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Tape Footage 231

Dear Supervisors:

**ZONE CHANGE CASE NO. 04-027-(5)
CONDITIONAL USE PERMIT CASE NO. 04-027-(5)
TENTATIVE TRACT MAP NO. 53618
PETITIONER: HANK JONG
11823 SLAUSON AVENUE, SUITE 18
SANTA FE SPRINGS, CA 90670
CHARTER OAKS ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the Negative Declaration for Zone Change Case No. 04-027-(5), Conditional Use Permit Case No. 04-027-(5) and Tentative Tract Map No. 53618, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the project is *de minimus* in its effect on fish and wildlife services, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare the necessary documents to approve Zone Change Case No. 04-027-(5), as recommended by the Regional Planning Commission.
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Case No. 04-027-(5) and Tentative Tract Map No. 53618.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the zoning on the subject property to allow the property owner to develop the property with a residential condominium project that is compatible with the existing surrounding uses.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Los Angeles Countywide General Plan.

Implementation of Strategic Plan Goals

The proposed zone change, conditional use permit and tentative tract map promote the goal of fiscal responsibility as the proposed residential development will increase the County's revenue base and strengthen the County's fiscal capacity.

The zone change, conditional use permit and tentative tract map also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of 24 detached single-family condominium units as well as common open area.

FISCAL IMPACT/FINANCING

Adoption of the proposed zone change as well as approval of the conditional use permit and tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On February 1, 2006, the Regional Planning Commission ("Commission") conducted concurrent public hearings on Zone Change and Conditional Use Permit Case Nos. 04-027-(5) and Tentative Tract Map No. 53618. The requests before the Commission were: 1) zone change from A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two-Family Residence – 5,000 Square Feet Minimum Required Lot Area – Development Program Zone); 2) a conditional use permit to ensure compliance with requirements of the proposed Development Program zone; and 3) Tentative Tract Map No. 53618 to create one multi-family residential lot with 24 detached single-family condominium units. The Commission voted 5-0 at its May 3, 2006 meeting to

**Honorable Board of Supervisors
Zone Change Case No. 04-027-(5)
Conditional Use Permit Case No. 04-027-(5)
Tentative Tract Map No. 53618**

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recommend approval of the requested zone change, and to approve the conditional use permit and tentative tract map.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the conditional use permit and tentative tract map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified that no significant effects would occur on the environment.

Based on the Negative Declaration, adoption of the proposed zone change, and approval of the conditional use permit and tentative tract map will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES OR PROJECTS

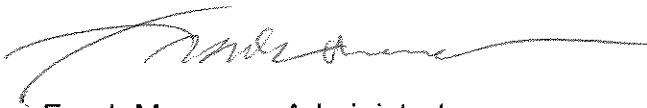
Action on the proposed zone change, conditional use permit and tentative tract map is not anticipated to have a negative impact on current services.

Honorable Board of Supervisors
Zone Change Case No. 04-027-(5)
Conditional Use Permit Case No. 04-027-(5)
Tentative Tract Map No. 53618

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Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

A handwritten signature in dark ink, appearing to read 'Frank Meneses', with a long horizontal flourish extending to the right.

Frank Meneses, Administrator
Current Planning Division

FM:SMT:st

Attachments: Commission Resolution, Findings and Conditions; Commission Staff
Report and Correspondence, Tentative Tract Map, Exhibit "A"

c: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 04-027-(5)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding Zone Change Case No. 04-027-(5), Tentative Tract Map No. 53618 and Conditional Use Permit Case No. 04-027-(5) on February 1, 2006; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject site is located at 21034 East Cypress Street in the Charter Oaks Zoned District.
2. The rectangularly-shaped property is 2.02 gross acres (1.83 net acres) in size with level topography.
3. Access to the proposed development is provided by Cypress Street, an 80-foot wide secondary highway.
4. Zone Change Case No. 04-027-(5) is a request to authorize change of zone of 1.83 net acres from A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two-Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.
5. Zone Change Case No. 04-027-(5) was heard concurrently with Tentative Tract Map No. 53618 and Conditional Use Permit Case No. 04-027-(5) at the February 1, 2006 public hearing.
6. Tentative Tract Map No. 53618 is a related request to create one multi-family residential lot with 24 new detached single-family condominium units on 2.02 gross acres.
7. Conditional Use Permit Case No. 04-027-(5) is a related request to ensure compliance with the Development Program ("DP") zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code").
8. Approval of the tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of

Supervisors”) has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

9. The applicant’s site plan, labeled as “Exhibit A,” depicts a 1.83-acre rectangularly-shaped property developed with 24 detached single-family condominium units. The buildings are arranged around the main internal private driveway and fire lane that is depicted 26 feet wide with two hammerhead turnarounds. Each proposed unit, ranging from approximately 1,405 to 1,668 square feet, will be provided with minimum two covered parking spaces. The project also provides 24 guest parking spaces as well as approximately 22,393 square feet of common open area.
10. As determined for safety reasons by the Los Angeles County Fire Department, the project may not be a gated development.
11. The property is depicted in the Low Density Residential (“1”) (one to six dwelling units per gross acre) land use category of the Los Angeles Countywide General Plan (“General Plan”). The proposed 24 dwelling units exceed the maximum 12 dwelling units permitted by the land use category for residential development. However, the General Plan strongly supports concentrated urban development at slightly higher densities. To qualify for higher density as an infill project, the project must comply with the following criteria:
 - a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
 - b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
 - c. The proposed project will not overburden existing public services and facilities;
 - d. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
 - e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
12. The applicant has submitted a density analysis of existing densities of all residential properties within 500 feet of the subject property. The surrounding area has been developed at densities similar to the 11.8 dwelling units per acres proposed for the project. Nearby developments, including within the adjacent City of Covina, range from 8.5 to 11.3 dwelling units per acre.

13. The development will consist of 24 detached condominium units that will appear like other single-family homes. Individual units will comply with single-family requirements for building height and parking. The project site is also large enough to accommodate design features, including common landscaping and provision of one guest parking space per dwelling unit (total 24 guest parking spaces).
14. The project site is currently zoned A-1-10,000 which was established by Ordinance No. 5553 that created the Charter Oaks Zoned District, and became effective on July 27, 1950. The project proposes a zone change to R-2-DP.
15. Surrounding zoning includes A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum Required Lot Area) and City of Covina to the north; City of Covina and A-1-7,500 to the east; A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), City of Covina and City of San Dimas to the south; and A-1-10,000 and City of Covina to the west.
16. The subject property consists of four residential lots. Surrounding uses include single-family residences to the north, east, south and west as well as an elementary school to the north and multi-family residences and condominiums to the east and south.
17. The project is consistent with the proposed R-2-DP zoning classification. Single-family residences are permitted in the R-2 zone pursuant to Section 22.20.170 of the County Code. The proposed density of 24 dwelling units is consistent with the maximum 31 dwelling units permitted by the R-2-DP zoning. The applicant has requested a CUP for DP zoning pursuant to Sections 22.40.040 and 22.56.020 of the County Code.
18. During the February 1, 2006 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
19. Two comment letters were received and submitted to the Commission. These letters were from Southern California Edison ("SCE") and County Sanitation Districts, with general comments describing that the project would not unreasonably interfere with SCE's facilities and/or easements, and sewerage service and connection fees, respectively.
20. Three persons testified at the public hearing: two representing the applicant, and one in opposition to the project. The testifier in opposition raised concerns with potential impacts during construction of the homes, including dust control.

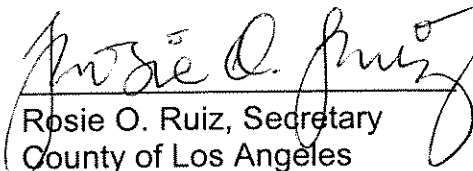
21. The applicant responded that the development of the property would comply with Los Angeles County regulations, and that at least another year would pass before any construction or ground-breaking occurs on the site.
22. The Commission asked the applicant that when project walls are erected on the property line, to work with the neighbors and coordinate before any construction begins. The Commission also commented that weed abatement should continue on the property so that before development occurs, the property not be considered a nuisance.
23. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Negative Declaration; approve Tentative Tract Map No. 53618 and Conditional Use Permit Case No. 04-027-(5); and recommend to the Board of Supervisors approval of Zone Change Case No. 04-027-(5).
24. The proposed use is required to comply with the development standards of the R-2 zone pursuant to Sections 22.20.210 through 22.20.250 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-027-(5).
25. The zone change is consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
26. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Health Services and Regional Planning.
27. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Tentative Tract Map No. 53618.
28. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision and conditional use permit conditions.
29. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
30. Modified conditions warrant a revision in the zoning plan as it pertains to the subject property as residential housing is needed in urbanized areas.

31. The subject property is a proper location for the recommended zoning classification in that the recommended zoning is compatible with adjacent and/or nearby zoning classifications and/or land uses.
32. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification will implement a project that promotes higher-density residential development in an urbanized area.
33. Adoption of the proposed zone change will enable the development of the subject property as proposed.
34. The applicant in this case has satisfied the "Burden of Proof" for the requested Zone Change which is needed and appropriate.
35. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
36. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
37. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
38. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended zone change; and
2. Certify that the Negative Declaration has been completed in compliance with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the proposed change of zone is consistent with the goals, policies and programs of the General Plan; and
5. Adopt Zone Change Case No. 04-027-(5) changing the zoning classification on the property as described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on May 3, 2006.


Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 04-027-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 04-027-(5) on February 1, 2006. Conditional Use Permit Case No. 04-027-(5) was heard concurrently with Zone Change Case No. 04-027-(5) and Tentative Tract Map No. 53618.
2. The applicant, Hank Jong, is proposing a condominium development of 24 detached units.
3. A conditional use permit ("CUP") is required to ensure compliance with the proposed Development Program ("DP") zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code").
4. The subject site is located at 21034 East Cypress Street in the Charter Oaks Zoned District.
5. The rectangularly-shaped property is 2.02 gross acres (1.83 net acres) in size with level topography.
6. Access to the proposed development is provided by Cypress Street, an 80-foot wide secondary highway.
7. The project site is currently zoned A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) which was established by Ordinance No. 5553 that created the Charter Oaks Zoned District, and became effective on July 27, 1950. The project proposes a zone change to R-2-DP (Two-Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).
8. Surrounding zoning includes A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum Required Lot Area) and City of Covina to the north; City of Covina and A-1-7,500 to the east; A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), City of Covina and City of San Dimas to the south; and A-1-10,000 and City of Covina to the west.
9. The subject property consists of four residential lots. Surrounding uses include single-family residences to the north, east, south and west as well as an elementary school to the north and multi-family residences and condominiums to the east and south.
10. The project is consistent with the proposed R-2-DP zoning classification. Single-family residences are permitted in the R-2 zone pursuant to Section 22.20.170 of

the County Code. The proposed density of 24 dwelling units is consistent with the maximum 31 dwelling units permitted by the R-2-DP zoning. The applicant has requested a CUP for DP zoning pursuant to Sections 22.40.040 and 22.56.020 of the County Code.

11. The property is depicted in the Low Density Residential ("1") (one to six dwelling units per gross acre) land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 24 dwelling units exceed the maximum 12 dwelling units permitted by the land use category for residential development. However, the General Plan strongly supports concentrated urban development at slightly higher densities. To qualify for higher density as an infill project, the project must comply with the following criteria:
 - a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
 - b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
 - c. The proposed project will not overburden existing public services and facilities;
 - d. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
 - e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
12. The applicant has submitted a density analysis of existing densities of all residential properties within 500 feet of the subject property. The surrounding area has been developed at densities similar to the 11.8 dwelling units per acres proposed for the project. Nearby developments, including within the adjacent City of Covina, range from 8.5 to 11.3 dwelling units per acre.
13. The development will consist of 24 detached condominium units that will appear like other single-family homes. Individual units will comply with single-family requirements for building height and parking. The project site is also large enough to accommodate design features, including common landscaping and provision of one guest parking space per dwelling unit (total 24 guest parking spaces).
14. Zone Change Case No. 04-027-(5) is a related request to authorize change of zone of 1.83 net acres from A-1-10,000 to R-2-DP. The DP designation will

ensure that development occurring after rezoning will conform to approved plans. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

15. Tentative Tract Map No. 53618 is a related request to create one multi-family residential lot with 24 new detached single-family condominium units on 2.02 gross acres.
16. Approval of the tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
17. The applicant's site plan, labeled as "Exhibit A," depicts a 1.83-acre rectangularly-shaped property developed with 24 detached single-family condominium units. The buildings are arranged around the main internal private driveway and fire lane that is depicted as 26 feet wide with two hammerhead turnarounds. Each proposed unit, ranging from approximately 1,405 to 1,668 square feet, will be provided with a minimum of two covered parking spaces. The project also provides 24 guest parking spaces as well as approximately 22,393 square feet of common open area.
18. As determined for safety reasons by the Los Angeles County Fire Department, the project shall not be a gated development.
19. During the February 1, 2006 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
20. Two comment letters were received and submitted to the Commission. These letters were from Southern California Edison ("SCE") and County Sanitation Districts, with general comments describing that the project would not unreasonably interfere with SCE's facilities and/or easements, and sewer service and connection fees, respectively.
21. Three persons testified at the public hearing: two representing the applicant, and one in opposition to the project. The testifier in opposition raised concerns with potential impacts during construction of the homes, including dust control.
22. The applicant responded that the development of the property would comply with Los Angeles County regulations, and that at least another year would pass before any construction or ground-breaking occurs on the site.

23. The Commission asked the applicant that when project walls are erected on the property line, to work with the neighbors and coordinate before any construction begins. The Commission also commented that weed abatement should continue on the property so that before development occurs, the property not be considered a nuisance.
24. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Negative Declaration; approve Tentative Tract Map No. 53618 and Conditional Use Case No. 04-027-(5); and recommend to the Board of Supervisors approval of Zone Change Case No. 04-027-(5).
25. As a condition of approval of this grant, the permittee shall be required to comply with all applicable conditions as set forth in Section 22.40.070 of the County Code.
26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
27. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
28. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
29. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Tentative Tract Map No. 53618.
30. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure

compatibility with surrounding land uses and consistency with all applicable General Plan policies.

31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That such development program provides necessary safeguards to ensure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Conditional Use Permit Case No. 04-027-(5) subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 04-027-(5)**

Exhibit "A" Date: 7-21-2005

CONDITIONS:

1. This grant authorizes the use of the 1.83-net acre subject property for a development program of a maximum total of 24 detached single-family dwelling units on one multi-family lot, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until:
 - a. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7 and 9; and
 - b. An ordinance changing the zoning of the property from A-1-10,000 to R-2-DP, as recommended in Zone Change Case No. 04-027-(5), has been adopted by the Los Angeles County Board of Supervisors and has become effective.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a

Conditions

violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.

8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. After completion of the appeal period, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-027-(5), which includes Zone Change Case No. 04-027-(5), Tentative Tract Map No. 53618 and Conditional Use Permit Case No. 04-027-(5). The project is *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees associated with the Certificate of Fee Exemption established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$25.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

Conditions

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for Tentative Tract Map No. 53618. In the event that Tentative Tract Map No. 53618 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by the Director of Regional Planning ("Director of Planning").
14. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map. An amended or revised tentative tract map approved for Tentative Tract Map No. 53618 may, at the discretion of the Director of Planning, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
15. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval.
17. The development of the subject property shall comply with all requirements and conditions approved for Tentative Tract Map No. 53618.
18. A minimum of one required front yard tree and additional 12 trees, for a minimum total of 13 trees, shall be planted within the project. Continual maintenance of required trees shall be provided for in the CC&Rs.
19. Record a covenant agreeing to continually maintain the property as an ungated development. Submit a draft of the covenant to Regional Planning before

Conditions

recordation. Also prohibit the private gating of the development in the CC&Rs to the satisfaction of Regional Planning and Fire Department.

20. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
21. A minimum of 72 automobile parking spaces, as depicted on the approved Exhibit "A" (dated July 21, 2005) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each dwelling unit. There shall be at least 24 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated July 21, 2005) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.
22. To divert solid waste, including construction and demolition of waste and excavated material from landfills, all construction contracts entered into by the permittee shall contain a provision for a mandatory 50 percent recycling of construction wastes, and shall be submitted to Los Angeles County Department of Public Works ("Public Works") Environmental Programs for review.
23. To reduce noise impact from Glen Oak Elementary School, the proposed project shall implement noise attenuation measures, such as double-paned windows, for units directly adjacent to Cypress Street.
24. The permittee shall retain the service of a specialist to inspect the property site for the presence of asbestos during demolition of any structure onsite.
25. The permittee shall comply with all pertinent National Pollutant Discharge Elimination System (NPDES) requirements of the California Regional Water Quality Control Board ("RWQCB") and Public Works.
26. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
27. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.

Conditions

28. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
29. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
30. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
31. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
32. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
33. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
34. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
35. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
36. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
37. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence,

Conditions

weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.

38. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
39. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services ("Health Services"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
40. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the RWQCB.
41. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
42. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
43. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
44. During construction, all large-size truck trips shall be limited to off-peak commute periods.
45. During construction, the permittee shall obtain a California Department of Transportation (Caltrans) transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
46. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.
47. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation.

48. The following development program conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
- b. No existing building or structure which under the program is to be demolished shall be used.
- c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
- d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
- e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR TENTATIVE TRACT MAP NO. 53618**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Tentative Tract Map No. 53618 on February 1, 2006. Tentative Tract Map No. 53618 was heard concurrently with Zone Change Case No. 04-027-(5) and Conditional Use Permit Case No. 04-027-(5).
2. Tentative Tract Map No. 53618 proposes a residential development of one multi-family lot with 24 new detached single-family condominium units on 2.02 gross acres.
3. The subject site is located at 21034 East Cypress Street in the Charter Oaks Zoned District.
4. The rectangularly-shaped property is 2.02 gross acres (1.83 net acres) in size with level topography.
5. Access to the proposed development is provided by Cypress Street, an 80-foot wide secondary highway.
6. The project site is currently zoned A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) which was established by Ordinance No. 5553 that created the Charter Oaks Zoned District, and became effective on July 27, 1950. The project proposes a zone change to R-2-DP (Two-Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).
7. Surrounding zoning includes A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum Required Lot Area) and City of Covina to the north; City of Covina and A-1-7,500 to the east; A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), City of Covina and City of San Dimas to the south; and A-1-10,000 and City of Covina to the west.
8. The subject property consists of four residential lots. Surrounding uses include single-family residences to the north, east, south and west as well as an elementary school to the north and multi-family residences and condominiums to the east and south.
9. The project is consistent with the proposed R-2-DP zoning classification. Single-family residences are permitted in the R-2 zone pursuant to Section 22.20.170 of the Los Angeles County Code ("County Code"). The proposed density of 24 dwelling units is consistent with the maximum 31 dwelling units permitted by the R-

2-DP zoning. The applicant has requested a CUP for Development Program ("DP") zoning pursuant to Sections 22.40.040 and 22.56.020 of the County Code.

10. The property is depicted in the Low Density Residential ("1") (one to six dwelling units per gross acre) land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 24 dwelling units exceed the maximum 12 dwelling units permitted by the land use category for residential development. However, the General Plan strongly supports concentrated urban development at slightly higher densities. To qualify for higher density as an infill project, the project must comply with the following criteria:
 - a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
 - b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
 - c. The proposed project will not overburden existing public services and facilities;
 - d. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
 - e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
11. The applicant has submitted a density analysis of existing densities of all residential properties within 500 feet of the subject property. The surrounding area has been developed at densities similar to the 11.8 dwelling units per acre proposed for the project. Nearby developments, including within the adjacent City of Covina, range from 8.5 to 11.3 dwelling units per acre.
12. The development will consist of 24 detached condominium units that will appear like other single-family homes. Individual units will comply with single-family requirements for building height and parking. The project site is also large enough to accommodate design features, including common landscaping and provision of one guest parking space per dwelling unit (total 24 guest parking spaces).
13. Zone Change Case No. 04-027-(5) is a related request to authorize change of zone of 1.83 net acres from A-1-10,000 to R-2-DP. The DP designation will ensure that development occurring after rezoning will conform to approved plans. As applied in this case, the conditional use permit will restrict the development of

the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

14. Conditional Use Permit Case No. 04-027-(5) is a related request to ensure compliance with the DP zone pursuant to Section 22.40.040 of the County Code.
15. Approval of the tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
16. The applicant's site plan, labeled as "Exhibit A," depicts a 1.83-acre rectangularly-shaped property developed with 24 detached single-family condominium units. The buildings are arranged around the main internal private driveway and fire lane that is depicted as 26 feet wide with two hammerhead turnarounds. Each proposed unit, ranging from approximately 1,405 to 1,668 square feet, will be provided with a minimum of two covered parking spaces. The project also provides 24 guest parking spaces as well as approximately 22,393 square feet of common open area.
17. As determined for safety reasons by the Los Angeles County Fire Department, the project shall not be a gated development.
18. During the February 1, 2006 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
19. Two comment letters were received and submitted to the Commission. These letters were from Southern California Edison ("SCE") and County Sanitation Districts, with general comments describing that the project would not unreasonably interfere with SCE's facilities and/or easements, and sewage service and connection fees, respectively.
20. Three persons testified at the public hearing: two representing the applicant, and one in opposition to the project. The testifier in opposition raised concerns with potential impacts during construction of the homes, including dust control.
21. The applicant responded that the development of the property would comply with Los Angeles County regulations, and that at least another year would pass before any construction or ground-breaking occurs on the site.
22. The Commission asked the applicant that when project walls are erected on the property line, to work with the neighbors and coordinate before any construction

- begins. The Commission also commented that weed abatement should continue on the property so that before development occurs, the property not be considered a nuisance.
23. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Negative Declaration; approve Tentative Tract Map No. 53618 and Conditional Use Permit Case No. 04-027-(5); and to recommend to the Board of Supervisors approval of Zone Change Case No. 04-027-(5).
 24. The proposed use is required to comply with the development standards of the R-2 zone pursuant to Sections 22.20.210 through 22.20.250 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-027-(5).
 25. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
 26. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Los Angeles County Department of Public Works.
 27. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
 28. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
 29. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
 30. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the

design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.

31. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
32. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
33. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
35. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
36. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
37. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 04-027-(5).
38. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the

Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Tentative Tract Map No. 53618 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE TRACT MAP NO. 53618**

**Map Date: 7-21-2005
Exhibit Map Date: 7-21-2005**

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) as well as the area requirements of the R-2-DP zone and requirements of Conditional Use Permit Case No. 04-027-(5).
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 04-027-(5), conform to the applicable requirements of the R-2-DP zone.
3. In accordance with Conditional Use Permit No. 04-027-(5), this land division is approved within a Development Program zone as a condominium development of 24 detached single-family units.
4. Recordation of the final map is contingent upon effectuation of an ordinance changing the zoning of the subject property from A-1-10,000 to R-2-DP by the Los Angeles County Board of Supervisors.
5. Show Cypress Street as a dedicated street on the final map.
6. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
7. After completion of the appeal period, submit evidence that the conditions of the associated Conditional Use Permit Case No. 04-027-(5) have been recorded.
8. Place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 24 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
9. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
10. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.
11. Prior to final map approval, record a covenant agreeing to continually maintain the property as an ungated development. Submit a draft of the covenant to Regional Planning before recordation. Also prohibit the private gating of the

development in the CC&Rs to the satisfaction of Regional Planning and Fire Department.

12. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by Conditional Use Permit Case No. 04-027-(5) prior to issuance of a grading permit and/or building permit.
13. Plant at least one tree of a non-invasive species within the front yard of the lot, and a minimum of 12 additional trees within the project site. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and a bond shall be posted with the Los Angeles County Department of Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
14. After completion of the appeal period, remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
15. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
16. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the

amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to Los Angeles County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-027-(5), and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Health Services.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53618 (Rev.)

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TENTATIVE MAP DATED 07-21-2005
EXHIBIT MAP DATED 07-21-2005

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
11. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
12. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53618 (Rev.)

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TENTATIVE MAP DATED 07-21-2005
EXHIBIT MAP DATED 07-21-2005

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Henry Wong
tr53618L-rev2.doc

Phone (626) 458-4915

Date 09-26-2005



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 53618

REV TENTATIVE MAP DATED 07/21/05
EXHIBIT MAP 07/21/05

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.
- =====

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/06/05 to the satisfaction of Public Works.

TC
Name _____

Gary Guo
GARY GUO

Date 09/21/05 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 ___ Geologist
 ___ Soils Engineer
 1 GMED File
 1 Subdivision

TENTATIVE TRACT 53618
 SUBDIVIDER Pan and Chien
 ENGINEER EGL
 GEOLOGIST _____
 SOILS ENGINEER _____

TENTATIVE MAP DATED ⁰⁷08-21-05, 2nd Revision and Exhibit
 LOCATION Covina
 REPORT DATE _____
 REPORT DATE _____

☐ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☐ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,
 or
 delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."

☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A soils engineering report may be required prior to approval of building or grading plans.
- ☒ The Soils Engineering review dated 8-9-05 is attached.
- ☐ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by Robert O. Thomas Reviewed by [Signature] Date 08-03-05

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5
Job Number LX001129
Sheet 1 of 1

Tentative Map (Tract) 53618

DISTRIBUTION:

Location East Cypress Street, Covina
Developer/Owner Pan and Chien
Engineer/Architect EGL
Soils Engineer -----
Geologist -----

 Grading/ Drainage
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

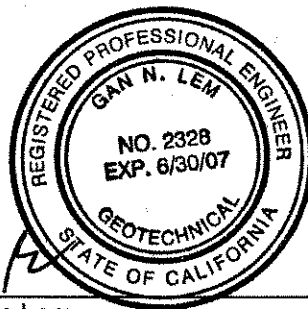
Revised Tentative Map (Tract) and Exhibit Dated By Regional Planning 7/6/21/05
Previous review sheet dated 3/9/05

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/med/manual.pdf>.
2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____ Date 8/9/05
Gan Lem

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Gan:tract-53618

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Cypress Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Cypress Street.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Cypress Street.
4. Where full-width sidewalk is not already in place along the property frontage on Cypress Street, re-construct full-width sidewalk to the satisfaction of Public Works.
5. Plant street trees along the property frontage on Cypress Street.
6. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
7. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Cypress Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

TENTATIVE MAP DATED 07-21-2005
EXHIBIT MAP DATED 07-21-2005

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11742as, dated 07-08-2004) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

Prepared by Juan M Sarda
Reviewed by Henry Wong *HW*
tr53618s-rev2.doc

Phone (626) 458-7151

Date 09-26-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Juan M Sarda
Reviewed by Henry Wong HW
tr53618w-rev2.doc

Phone (626) 458-7151

Date 09-07-2005



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

ST

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53618 Tentative Map Date 21-JULY-05

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade / Verify existing 1 public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: Verify Hydrant 92' E/O PL. Install public Fire Hydrant on West PL.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☒ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Submit ORIGINAL Fire Department Fire Flow Availability Form 195 to our office for review/approval, prior to tentative map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date 8-Sept-05



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53618 Map Date 21-JULY-05

C.U.P. _____ Vicinity 0210B-Glendora

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☐ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☐ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **Access adequate as shown on Tentative Tract Map dated 1-25-05 on file in our office. No gates shall be allowed for this development.**

By Inspector: Janna Masi Date 8-Sep-05

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **53618** DRP Map Date: **07/21/2005** SCM Date: / / Report Date: **09/22/2005**
Park Planning Area # **15** **CHARETER OAK ISLANDS / GLENDORA HEIGHTS** Map Type: **REV. (REV RECD)**

Total Units **24** = Proposed Units **21** + Exempt Units **3**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.24
IN-LIEU FEES:	\$52,038

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$52,038 in-lieu fees.

Trails:

No trails.

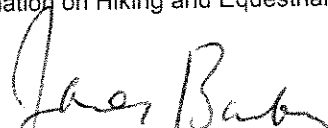
Comments:

24 detached residential condominium units with credit for 3 existing houses to be removed, net density increase of 21 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Advanced Planning Section Head

Supv D 5th
September 21, 2005 08:00:28
QMB02F.FRX



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # **53618**DRP Map Date: **07/21/2005**

SMC Date: / /

Report Date: **09/22/2005**Park Planning Area # **15****CHARETER OAK ISLANDS / GLENDORA HEIGHTS**Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **24** = Proposed Units **21** + Exempt Units **3**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.77	0.0030	21	0.24
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	2.87	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.24

Park Planning Area = **15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.24	\$216,826	\$52,038

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.24	0.00	0.00	0.24	\$216,826	\$52,038



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

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Don Knabe
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Michael D. Antonovich
Fifth District

January 5, 2005

RFS No. 05-0020384

Tract Map No. 53618

Vicinity: Covina

Addendum Letter to Tentative Tract Map Date: July 21, 2005 (2nd Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Tentative Tract Map 53618** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Southern California Water Company**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valent, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER No. CUP & ZC 04-027/TR 53618

1. DESCRIPTION:

An application for a Tentative Tract Map to remove three existing single-family residences, a detached garage, and a farm house for the purpose of constructing 24 detached, two-story condominium units on four adjoining existing lots. Each unit will have an attached two-car garage, and the entire development will have 24 on-site guest parking spaces. The project proposes two 26' wide driveways and fire lanes, two trash enclosures, 35 drainage catch basins, and areas of common open space. The proposed project will also retain two walls on its eastern and southern ends, erect a 5' high decorative block wall along its western end, and remove all 82 trees on-site. A Zone Change from A-1-10000 to R-2-14U-DP is requested.

2. LOCATION:

21034 E. Cypress Street, Charter Oak, CA 91723

3. PROPONENT:

Jan C. Chien & Hong Jie Pan
215 N. Valencia St.
Alhambra, CA 91801

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

PREPARED BY: Impact Analysis Section, Department of Regional Planning

DATE: March 3, 2005

STAFF USE ONLY

PROJECT NO.: TR53618
CASES: CUP/ZC 04-027



******* INITIAL STUDY *******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 1/12/04 Staff Member: Rick Kuo

Thomas Guide: 599-G4 USGS Quad: San Dimas

Location: 21034 E. Cypress Street, Charter Oak, CA 91724

Description of Project: An application for a Tentative Tract Map to remove three existing single-family residences, a detached garage, and a farm house for the purpose of constructing 24 detached, two-story condominium units on four adjoining existing lots. Each unit will have an attached two-car garage, and the entire development will have 24 on-site guest parking spaces. The project proposes two 26' wide driveways and fire lanes, two trash enclosures, 35 drainage catch basins, and areas of common open space. The proposed project will also retain two walls on its eastern and southern ends, erect a 5' high decor active block wall along its western end, and remove all 82 trees on-site. A Zone Change from A-1-10000 to R-2-14U-DP is requested.

Gross Area: 88,200 sq. ft.

Environmental Setting: The proposed project site is located in the unincorporated community of Charter Oak and is bordered to the north by Cypress Street. Land uses within 500 feet consist of Glen Oak Elementary School to the north and condominium units to the east and southeast. Single-family residences surround the project site. There are three existing single-family residences, one detached garage, and one farm house on-site. Project site topography is characterized as flat land.

Zoning: A-1-10000 (Light agriculture)

General Plan: Low density residential (1-6 DU/acre)

Community/Area Wide Plan: N/A

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)				
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation		Potential Concern	
			Potentially Significant Impact			
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Proximity to Glen Oak Elementary School</i>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Solid waste generation</i>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Conservation/maintenance
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Pick Kuo* Date: *March 3, 2005*

Approved by: *Daryl Kortink* Date: *8 MARCH 2005*

☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
1/4 mile from Walnut Creek Fault (LA County Safety Element- Fault Rupture Hazards and Historic Seismicity Map and State of CA Seismic Hazard Zones Map - San Dimas Quad).
- b. ☐ ☒ ☐ Is the project site located in an area containing a major landslide(s)?
(State of CA Seismic Hazard Zones Map - San Dimas Quad).
- c. ☐ ☒ ☐ Is the project site located in an area having high slope instability?

- d. ☐ ☒ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
(State of CA Seismic Hazard Zones Map - San Dimas Quad).
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. ☐ ☒ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
Grading involves 250 cubic yards.
- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
(USGS San Dimas Quad).
- b. ☐ ☒ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
Adjacent to San Dimas Dam flood boundary (LA County Safety Element - Flood and Inundation Hazards Map).
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from runoff?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>1/4 mile from Fire Zone 4 (LA County Safety Element - Wildland and Urban Fire Hazards Map).</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

Applicant shall comply with Subdivision Committee's recommendations from the Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☒ ☐ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
Glen Oak Elementary School is across the street from project site, however, its entrance is on Sunflower Avenue.

- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. ☐ ☐ ☒ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
Temporary construction noise.

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

Comment letter dated 6/24/04 from DHS-Environmental Hygiene Division on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
Project served by Southern California Water Company.
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?
Project served by the County of Los Angeles Sanitation Districts.
- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
- c. ☐ ☐ ☒ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
Home subdivisions of 10 or more units are subject to NPDES compliance.
- d. ☐ ☐ ☒ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
Home subdivisions of 10 or more units are subject to NPDES compliance.
- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: _____ |

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

(County of Los Angeles SEA Map).

- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

(USGS San Dimas Quad).

- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

- e. ☒ ☐ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?

One non-ordinance sized oak tree.

- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

Project site has 81 non-oak trees and one non-ordinance sized oak tree. All are proposed to be removed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

One oak tree.

- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?

- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?

- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

Oak tree is non-ordinance size.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological**, **historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- d. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____

- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?

- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?
Forty eight attached and 24 on-site guest parking spaces will be provided.
- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?

- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?

- c. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?
Project served by Charter Oak Unified School District.
- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?

- c. ☐ ☒ ☐ Could the project create student transportation problems?

- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

Nearest fire station is 2.3 miles away at 64 S. Walnut Ave., San Dimas, CA.

- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

Nearest Sheriff's station is 2.2 miles away at 122 N. San Dimas Ave., San Dimas, CA.

- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
Water supply to be provided by Southern California Water Company.
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?
Utility services provided by Southern California Gas Company, Southern California Edison, and AT&T.
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?

- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

- d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

<i>Glen Oak Elementary School is across the street from project site.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?

<i>Previous use was poultry farm.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Comment letter from DPW - Environmental Programs Division (6/29/04) and Limited Phase I Environmental Site Assessment (6/2/03) from EGL Inc. on file. There is no evidence showing soil toxicity, however, applicant shall retain the service of a specialist to inspect the project site for the presence of asbestos during demolition of structures on-site.

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Can the project be found to be inconsistent with the plan designation(s) of the subject property?
Twenty four units in low density residential category.
- b. ☐ ☐ ☒ Can the project be found to be inconsistent with the zoning designation of the subject property?
Maximum density allowed for project site is 12 DU.
- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- ☐ ☒ ☐ Hillside Management Criteria?
- ☐ ☒ ☐ SEA Conformance Criteria?
- ☐ ☐ ☐ Other? _____
- d. ☐ ☒ ☐ Would the project physically divide an established community?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

Zone change and infill findings proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

_____ |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SUMMARY OF RPC PROCEEDINGS

REGIONAL PLANNING COMMISSION

PROJECT NO. 04-027-(5)
ZONE CHANGE CASE NO. 04-027-(5)
TENTATIVE TRACT MAP NO. 53618
CONDITIONAL USE PERMIT CASE NO. 04-027-(5)

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on February 1, 2006 for Zone Change Case No. 04-175-(2), Tentative Tract Map No. 53618 and Conditional Use Permit Case No. 04-027-(5). The Commission took its final action on May 3, 2006. The project proposes to create a condominium development of 24 detached condominium units on 2.02 gross acres. The project is located at 21034 East Cypress Street in the Charter Oaks Zoned District within the unincorporated community of Charter Oaks in the Fifth Supervisorial District.

Notice of public hearing was published in the "San Gabriel Valley Tribune" and "La Opinion." Additionally, notices were sent to every property owner within a 1,000-foot radius of the subject property as well as those individuals and organizations on the Department of Regional Planning's courtesy mailing lists. A public hearing sign were also posted on the subject property. The project materials, including staff report, tentative map and Exhibit "A" and environmental documentation, were made available at the following locations:

Department of Regional Planning, 320 West Temple Street, Room 1382, Los Angeles.
Charter Oak Library, 20540 Arrow Highway, Suite K, Covina.
Department website, <http://planning.co.la.ca.us> (currently: <http://planning.lacounty.gov>)

February 1, 2006 Public Hearing

Staff presented the project, which includes a request change of zone from A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two-Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program). The tentative map proposes to create one multi-family lot with 24 detached single-family condominium units. A conditional use permit ("CUP") is required to ensure compliance with the Development Program ("DP") zone. A Negative Declaration ("MND") was also prepared for the project in accordance with State and County California Environmental Quality ("CEQA") guidelines.

Staff's presentation was followed by a presentation by the applicant and applicant's representative. Testimony was taken from one person in opposition, who expressed concerns with potential impacts during construction, including dust control. The applicatn responded that all Los Angeles County regulations would be adhered to, and a minimum of one year would pass before any groundbreaking or construction is anticipated to occur.

Summary of RPC Proceedings
Page 2

The Commission also requested that the applicant consult and coordinate with neighbors before the construction of the perimeter wall, and to continue weed abatement while the property remains vacant.

The Commission, after considering all the evidence, closed the public hearing and indicated its intent to approve the CUP and tentative map, and recommend to the Los Angeles County Board of Supervisors ("Board") approval of the zone change, and directed staff to return with final findings and conditions.

May 3, 2006 Consent Date

The Commission unanimously approved the CUP and tentative map, and adopted a resolution recommending to the Board, approval of the zone change.

SMT:st
09/18/06



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT No. 04-027-(5)
TRACT MAP NO. 53618
ZC/CUP 04-027-(5)

RPC MEETING DATE
5-3-06

CONTINUE TO

AGENDA ITEM
6 a,b,c

PUBLIC HEARING DATE
February 1, 2006

APPLICANT Hank Jong		OWNER Jane Chien		REPRESENTATIVE Hong J Pan	
REQUEST Zone Change: To change the zoning from A-1-10,000 (Light Agricultural-10,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residence - 5,000 Square Feet Minimum Required Lot Area - Development Program) Tentative Tract Map: One multi-family lot with 24 new detached condominiums on 2.02 acres Conditional Use Permit: To ensure compliance with the Development Program zone					
LOCATION/ADDRESS 21034 E Cypress St Covina, CA 91724			ZONED DISTRICT Charter Oaks		
ACCESS Cypress Street			COMMUNITY Charter Oak		
			EXISTING ZONING A-1-10,000 (Light Agricultural-10,000 Sq Ft Required Lot Area)		
SIZE 2.02 Gross/1.83 Net Acres	EXISTING LAND USE Residential		SHAPE Rectangular	TOPOGRAPHY Level	
SURROUNDING LAND USES & ZONING					
North: Elementary school, single-family residences/A-1-7,500; City of Covina			East: Single-family and Multi-family residences and condominiums/A-1-7,500; City of Covina		
South: Single-family and multi-family residences/A-1-10,000; City of Covina; City of San Dimas			West: Single-family residences/A-1-10,000; City of Covina		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY		CONSISTENCY
Los Angeles Countywide General Plan	Low Density Residential		12 DU		Yes with infill
ENVIRONMENTAL STATUS Negative Declaration					
DESCRIPTION OF SITE PLAN The tentative map and Exhibit "A," dated July 21, 2005, depict a residential subdivision of 24 detached single-family condominiums on 2.02 gross acres. Internal access is provided by a 26-foot wide private driveway and fire lane with two hammerhead turnarounds located at the rear or southern portion of the property. The project provides common open area throughout the project site as well as 24 guest parking spaces (one guest space per unit). Trash enclosures are also depicted within the center 'island' of development.					
KEY ISSUES <ul style="list-style-type: none">Project site in the County "island" community of Charter Oak with City of Covina to the north, south, east and west; and City of San Dimas to the further south.Project exceeds maximum density permitted by General Plan land use category. Infill findings are required to permit the maximum 24 units proposed. <p style="text-align: right;">(If more space is required, use opposite side)</p>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON SUSAN TAE, LAND DIVISIONS (213) 974-6433					
RPC HEARING DATE (S) 2-1-06		RPC ACTION DATE 5-3-06		RPC RECOMMENDATION APPROVAL	
MEMBERS VOTING AYE VALADEZ, BELLAMY, HELSLEY, REW, MODUGNO		MEMBERS VOTING NO NONE		MEMBERS ABSENT	
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL					
SPEAKERS*		PETITIONS		LETTERS	
(O) 1	(F) 2	(O) ---	(F) ---	(O) ---	(F) 2

*(O) = Opponents (F) = In Favor

Project No. 04-027-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements _____ X Paving _____ X Curbs and Gutters _____ X Street LightsX Street Trees _____ Inverted Shoulder _____ X Sidewalks _____ Off Site Paving _____ ft.☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer ☐ Septic Tanks ☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

The project exceeds the maximum density permitted by the General Plan land use category of Low Density Residential (one to six dwelling units per acre). However, the General Plan supports concentrated urban development where services are provided and the project is compatible with surrounding density. The applicant has submitted a density analysis of existing densities of all residential properties within 500 feet of the subject property, and staff has reviewed the analysis to determine whether the project qualifies as an infill project as described in the General Plan.

A Zone Change is requested from A-1-10,000 to R-2-DP as the existing zoning allows a maximum of seven units on the property based on required area. The project site is adjacent to property within the City of Covina, which has been developed with a higher-density planned unit development and condominium developments immediately to the east and southeast.

A Conditional Use Permit is requested to ensure compliance with the proposed Development Program zone.

Prepared by: Susan Tae

TR 53618 - (5)



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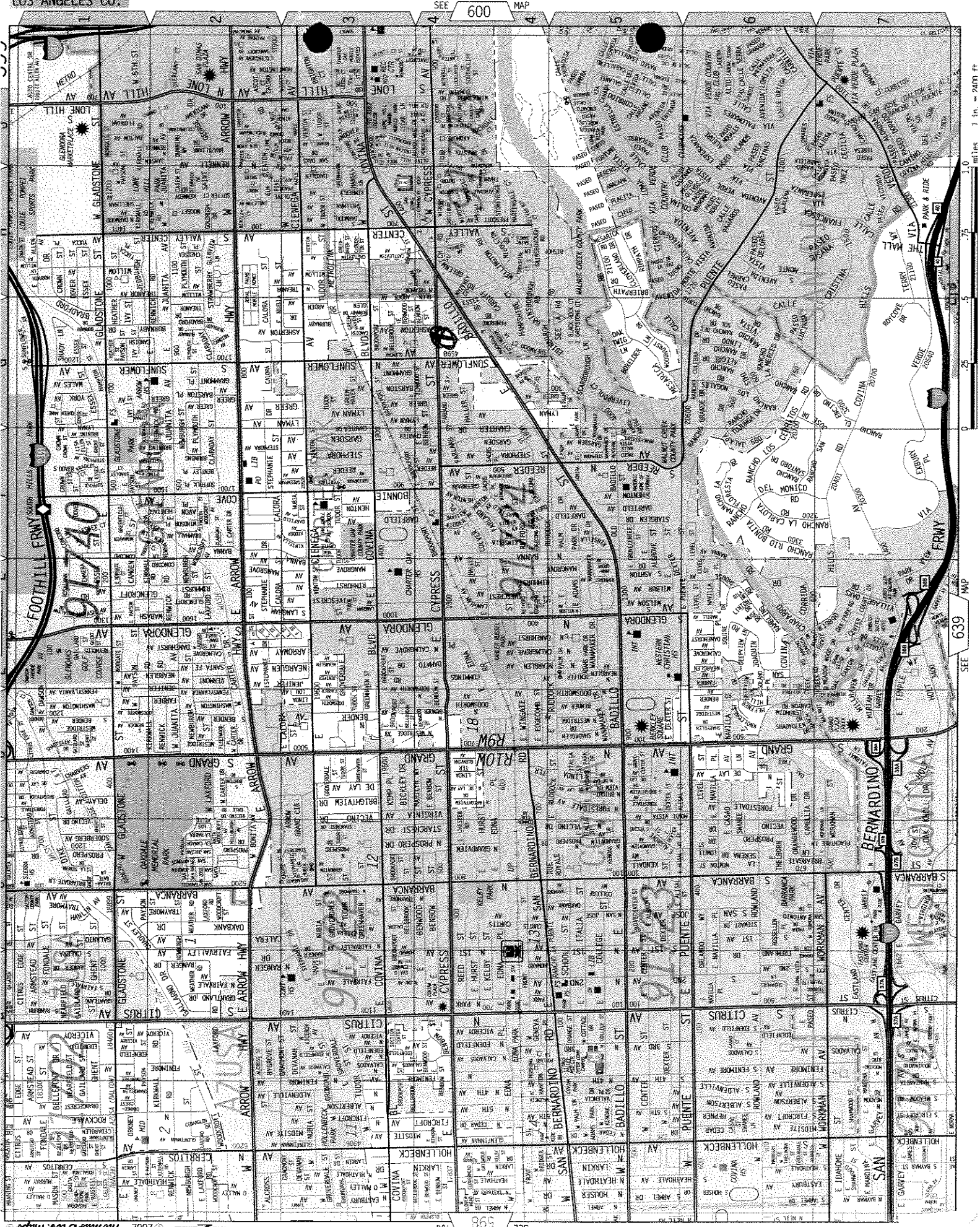
Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



- Los Angeles County Boundary
- Census Tract (2000)
- Assessor Map Book (AMB) book
- House Numbering Map (HNM) st
- USGS Quad Sheet grid
- The Thomas Guide grade grid
- Community Standards District (CSD) Area Specific Boundary
- Environmentally Sensitive Habitat Resource Area (ESHA)
- Significant Ecological Area (SEA)
- Section Line
- National Forest
- Equestrian District (EOD)
- Transit Oriented District (TOD)
- Zoned District (ZD)
- City Boundary and Names
- Parcel Boundary
- Supervisorial District Boundary
- Zoning (boundary)
- Other county boundary
- Unincorporated Area (shaded)



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PROJECT NO. 04-027-(5)
ZONE CHANGE CASE NO. 04-027-(5)
TENTATIVE TRACT MAP NO. 53618
CONDITIONAL USE PERMIT CASE NO. 04-027-(5)

STAFF ANALYSIS
February 1, 2006 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Hank Jong, proposes a condominium "infill" development of 24 detached single-family units on 2.02 gross acres. The proposal requires approval of Zone Change Case No. 04-027-(5) to change zoning from A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residential – 5,000 Square Feet Minimum Required Lot Area - Development Program), and Tentative Tract Map No. 53618 to create one multi-family lot with 24 detached condominium units. The project also requires approval of Conditional Use Permit Case No. 04-027-(5) to ensure compliance with the proposed Development Program ("DP") zone.

The subject property is located at 21034 East Cypress Street in the Charter Oaks Zoned District. The property is located adjacent to the City of Covina on the north, east and south. Access to the subject property is provided by 80-foot wide Cypress Street with an internal private driveway and fire lane 26 feet wide with two hammerhead turnarounds. Approximately 1,800 cubic yards of fill are proposed with the project.

The project was determined to have less than significant impacts on the environment, and received a Negative Declaration.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located at 21034 East Cypress Street in the unincorporated community of Charter Oaks, approximately 1½ miles west of the Route 210 (US-210) Freeway and two miles north of the San Bernardino (US-10) Freeway, in the Charter Oaks Zoned District. The property is located within a County unincorporated 'island,' with City of Covina located adjacent to the north, east and south. The City of Covina also lies further west, and the City of San Dimas is located further south.

Physical Features: The subject property is approximately 2.02 gross acres in size (1.83 net acres) and comprised of four lots. The property is rectangular in shape with existing level terrain in an urbanized area. Existing homes are proposed to be removed.

Access: The property has access from Cypress Street, an 80-foot wide secondary highway as designated on the County Master Plan of Highways. Internal access is provided by a 26-foot wide private driveway and fire lane with two hammerhead turnarounds within the development.

Services: Domestic water service will be provided by the Southern California Water Company. Domestic sewer service will be provided by Los Angeles County Sanitation District No. 22. The project is within the boundaries of the Charter Oak Unified School District. Nearby shopping and retail, including restaurants, is located ¼-mile north of the project along Arrow Highway. Regional shopping is also available approximately 1½ miles northeast of the property off of Lone Hill Avenue known as Glendora Marketplace, and three miles southwest off of Citrus Avenue known as Eastland Center. Nearby recreation areas include Walnut Creek County Wilderness Park, Bonelli Park and Via

Verde Country Club to the south and southeast; Charter Oak County Park to the west; and Gladstone Park, South Hills Park and Louie Pompei Sports Park to the north and northeast.

ENTITLEMENTS REQUESTED

Zone Change: The applicant requests approval of a zone change from A-1-10,000 to R-2-DP.

Tentative Tract Map: The applicant requests approval of Tentative Tract Map No. 53618 to create one multi-family lot with 24 detached single-family condominiums on 2.02 gross acres.

Conditional Use Permit: The applicant requests approval of a conditional use permit ("CUP") to ensure compliance with the DP zone.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-10,000, and proposed to be rezoned to R-2-DP.

Surrounding Properties: Surrounding zoning is as follows:

North: A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum Required Lot Area) and City of Covina;
East: City of Covina, A-1-7,500;
South: A-1-10,000, City of Covina and City of San Dimas; and
West: A-1-10,000 and City of Covina.

EXISTING LAND USES

Subject Property: The subject property consists of four lots currently developed with single-family residential uses to be removed.

Surrounding Properties: Surrounding uses are as follows:

North: Glen Oak Elementary School and single-family residences;
East: City of Covina, single-family residences, multi-family residences and condominiums;
South: Single-family and multi-family residences; and
West: Single-family residences.

PREVIOUS CASE/ZONING HISTORY

The current A-1-10,000 zoning on the subject property became effective on July 27, 1950, following the adoption of Ordinance Number 5553 establishing the Charter Oaks Zoned District.

PROJECT DESCRIPTION

Tentative Tract Map No. 53618 and CUP Exhibit "A," dated July 21, 2005, depict a residential development of one multi-family lot with 24 detached single-family condominium units on approximately 2.02 gross acres (1.83 net acres). The residential buildings are arranged along the main internal private driveway with two access points from Cypress Street.

The dwelling units are arranged within the development roughly seven units 'deep,' and four units 'wide.' Overall lot setbacks include a 25-foot front yard setback, 7.7-foot and 7.5-foot side yard setbacks, and 20-foot rear setback. Individual units range in size from 1,405 to 1,668 square feet and

offered as two-story units each with an attached two-car garage. The maximum building height depicted is 25'10."

Approximately 22,393 square feet of open space area, including 8,807 square feet of common open space, is provided within the development. A community trash enclosure is also depicted within the center 'island' of the development.

Two parking spaces are required per dwelling unit which yields a required minimum of 48 covered spaces for the project. Guest parking is also required at a ratio of one space per four dwelling units, or minimum six guest parking spaces for the project. The project provides a total of 72 parking spaces, including 24 guest parking spaces, which exceeds the minimum total 54 spaces required.

Internal access is provided by a main 26-foot wide private driveway and fire lane with two hammerhead turnarounds. The project does not propose gates, as required by the Los Angeles County Fire Department. Grading consists of 1,800 cubic yards of fill. Existing nine-foot and 10-foot walls adjacent to the east, and seven-foot wall adjacent to the south, are proposed to remain.

Proposed street improvements include installation or repair of full curbs, gutters and sidewalks along Cypress Street as well as street lights and street trees.

LOS ANGELES COUNTYWIDE GENERAL PLAN CONSISTENCY

The subject property is currently depicted within the Low Density Residential land use category (one to six dwelling units per gross acre) of the Los Angeles Countywide General Plan ("General Plan"), which permits a maximum of 12 dwelling units on the subject property. The applicant's proposal to create 24 dwelling units on the 2.02-gross acre subject property exceeds the maximum permitted by the General Plan land use category. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e. infill parcels designated for low density residential density may be developed at the low-medium residential density of six to 12 dwelling units per acre) for a maximum of 24 dwelling units.

To qualify for the higher density, a project must comply with the following criteria:

- A. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
- B. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
- C. The proposed project will not overburden existing public services and facilities;
- D. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
- E. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

The applicant has submitted a density analysis of existing densities of all residential properties within 500 feet of the subject property, and staff has reviewed the analysis to determine whether the project qualifies as an infill project as described in the General Plan. And although the subject property is designated in a low density residential category, the surrounding area has been developed at densities similar to that proposed for the project. The project is proposed at a density of 11.8 dwelling units per acre. The property immediately adjacent to east of the project site, within the City of Covina, is developed at a density of approximately 10 dwelling units per acre. Densities within a planned unit development immediately adjacent to the south in the City of Covina range from 8.5 to 11.3 dwelling units per acre.

As the project will be developed single-family in nature, individual units are required to comply with single-family requirements for height and yards. The project site is large enough to accommodate design features, including common landscaping and provision of one guest parking space per dwelling unit (24 guest parking spaces).

It was determined through a conducted sewer area study that no additional sewer mitigation measures are required for the project. The project was also determined through its environmental analysis to have less than significant or no impact on traffic and access.

Applicable General Plan Provisions

The following are excerpts of selected applicable General Plan goals and policies:

HOUSING ELEMENT (Chapter 8, Pages 3-4)

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.
- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

Other applicable General Plan goals and policies include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

ZONE CHANGE

The applicant is requesting to change the zoning of the subject property from A-1-10,000 to R-2-DP due to modified circumstances and the need for housing in urbanized areas. As supply of land has become limited and need for housing increased, higher-dense developments provide more housing and at prices more accessible to homeowners. The property is located adjacent to the west and north of planned unit developments and condominiums within the City of Covina. Based on R-2 zoning, the project site would yield a maximum 31 dwelling units on the subject property. The R-2-DP zoning would also be consistent with the project's density, which as an "infill" project allows a maximum of 24 dwelling units.

The applicant must meet the following burden of proof required for a zone change:

- A. Modified conditions warrant a revision to the zoning plan as it pertains to the area or district under consideration;
- B. A need for the proposed zone classification exists within such area or district;
- C. The particular property under consideration is a proper location for said zone classification within such area or district; and
- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practices.

The applicant's Burden of Proof responses are attached.

CONDITIONAL USE PERMIT

Pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code"), the applicant has requested a CUP, and submitted an Exhibit "A", to demonstrate compliance with requirements of DP zone.

The project site's approximately 1.83 net acres (2.02 gross acres) will be located within the proposed R-2-DP zoning. The project also meets the density of the zoning, and proposes a residential development of 24 single-family detached condominiums. The DP designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new CUP is first obtained.

The applicant must meet the standard burden of proof required for a CUP:

- A. That the requested use at the location will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses along with progress schedule, are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County California Environmental Quality Act ("CEQA") guidelines, a Negative Declaration was prepared for the project. The Negative Declaration concludes that the project will not have a significant effect on the environment.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Los Angeles County Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Health Services. The Subdivision Committee has reviewed the Tentative Tract and Exhibit "A" maps dated July 21, 2005, and recommends approval with the attached conditions.

Comments have also been received from Southern California Edison ("SCE") that the proposed project will not unreasonably interfere with SCE's facilities and/or easements within the property. Correspondence was also received from the County Sanitation Districts regarding sewerage service and information regarding connection fees. Other comments and recommendations from County

Departments and other agencies consulted during the environmental review process have been included in the Negative Declaration.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On January 3, 2006 approximately 370 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in the San Gabriel Valley Tribune and La Opinion on January 2, 2006. Project materials, including a tentative tract map, site plan and recommended conditions, were sent to the Charter Oak Library on December 29, 2005. A standard public hearing notice was posted on the subject property on January 3, 2006. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, written correspondence has been received from the SCE and County Sanitation Districts (see "County Departments and Agency Comments and Recommendations" section above). Two telephone calls have also been received regarding to the project, with general questions including the specific location of the property, when construction was anticipated to begin, and future planned sale prices.

STAFF EVALUATION

The proposed development is consistent with applicable provisions of the General Plan, Title 21 and 22 of the County Code (Subdivision and Zoning Ordinance) and the proposed R-2-DP zoning. The subject property is surrounded by compatible uses and residential densities, and has access to a county-maintained street. All required public services and necessary infrastructure will be provided for the proposed subdivision. The project also meets the burden of proof required for the zone change and CUP for the DP zone.

The project meets many of the goals and policies of the General Plan, including the infill provisions for higher dense development in urban areas. The project meets the criteria for infill development by being located in a compatible neighborhood, being of sufficient size to accommodate design features including common open space and much guest parking, by not overburdening existing public services and facilities, by not adversely impacting traffic and parking conditions, and by complying with a site plan that ensures compatibility with the surrounding area. The property serves as a transitional development between individual single-family residences and condominium and planned unit developments developed at similar densities. As condominium developments are single-family in ownership, the project is also consistent with single-family ownership in the surrounding area.

Minor changes are required to the tentative and Exhibit "A," including correction of the proposed zoning label. After close of the public hearing, these minor revisions to the map may be reviewed by Subdivision Committee before returning before to the Commission on its consent calendar.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

California Department of Fish and Game:

1. Processing fee of \$25.00 associated with the filing and posting of a Notice of Determination and Certificate of Fee Exemption with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Department of Regional Planning, Zoning Enforcement:

2. Cost recovery deposit of \$750.00 to cover the cost of five recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Commission close the public hearing, adopt the Negative Declaration, and indicate its intent to approve Tentative Tract Map No. 53618 and Conditional Use Permit Case No. 04-027-(5), and recommend adoption of Zone Change Case No. 04-027-(5) to the Los Angeles County Board of Supervisors.

Suggested Motion: " I move that the Regional Planning Commission close the public hearing, and indicate its intent to adopt the Negative Declaration; approve Tentative Tract Map No. 53618 and Conditional Use Permit No. 04-027-(5); and recommend to the Los Angeles County Board of Supervisors adoption of Zone Change Case No. 04-027-(5)."

Attachments:

Draft Conditions
Zone Change Burden of Proof
Conditional Use Permit Burden of Proof
Tentative Tract Map No. 53618
CUP Case No. 04-027-(5) Exhibit "A"
Land Use Map
Correspondence
Photographs

PMC:SMT
01/25/06

04-027

ZONE CHANGE – BURDEN OF PROOF

SECTION 22.16.110

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The project site stood on the boundary line of LA county and city of Covina,
in this section of the city of Covina, multiple family residential developments
were allowed.

- B. A need for the proposed classification exists within such area or district because:

The adjacent development has different mixtures of developments in the area
within 500' of radius (See attached Land Use Map); there are single-family
houses, duplexes, apartment, P.U.D., and condominiums. Our condominium will
only blend into the current existing development in the area.

- C. The particular property under consideration is a proper location for said zone classification within such area of district because:

The project site stood on the boundary line of LA county and city of Covina,
Over the years, City of Covina has been developing this part of the city into a
heavier density areas by constructing P.U.Ds., condominiums, and subdividing
lots into smaller size. LA County's zoning in this area should be updated and
match with the local city's development to make the area balanced and harmonized

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

Public health- More funding to the city and school, better learning environment
for the children.

Safety- More people to witness and monitor against local crime

General welfare- Creates more business opportunity to local businesses and
merchants.

Conformity- Matching with City of Covina existing development plan.

Good Planning- Balance & harmony with current adjacent local developments
appearance

(***NOTE: Use additional sheets as necessary***)

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed 24 units condominium will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area will not be detrimental to use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or there wise constitute a menace to the public health, safety or general welfare. There are similar development in the site vicinity (within 500 feet of the subject sites) and condominium development is very common in the site neighborhood.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project will be designed following the Los Angeles County design (CSD) for the yard, walls, fences, parking and other facilities. Setback requirements of the CSD will be followed.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

The property site located on Cypress St. which has 80 feet wide will be able to handle the traffic flow, and it will not contribute much burden to the public traffic accesses.

The subject site will be adequately served by necessary utilities (sewer, water, Edison, gas and cable).

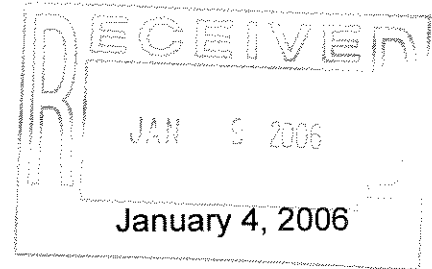
Development Schedule

Dec. 2006	construct permit
Feb. 2007	start construction
Apr. 2008	finish construction



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL® Company



County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Subject: Tract Map No. 53618

Please be advised that the division of the property shown on Tract Map No. 53618 will not unreasonably interfere with the free and complete exercise of any facilities and/or easements held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as an subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

A handwritten signature in black ink, appearing to read "Steven D. Lowry".

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department



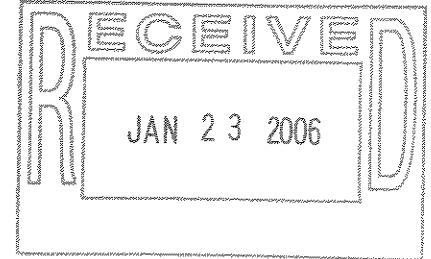
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

JAMES F. STAHL
Chief Engineer and General Manager

January 19, 2006

File No: 22-00.00-00



Ms. Susan Tae
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Tae:

**Tentative Tract Map No. 53618,
Zone Change/Conditional Use Permit Case Nos. 04-027-(5)**

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on January 3, 2006. The proposed development is located within the jurisdictional boundaries of District No. 22. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' Sunflower Trunk Sewer, located in Sunflower Avenue at Cypress Street. This 15-inch diameter trunk sewer has a design capacity of 3.3 million gallons per day (mgd) and conveyed a peak flow of 2.2 mgd when last measured in 2005. A direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit, issued by the Districts. For information regarding the permit, please contact the Public Counter at extension 1205.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 87.7 mgd. Wastewater flows that exceed the capacity of the San Jose Creek WRP, and all sludge, are diverted to and treated at the Joint Water Pollution Control Plant located in the City of Carson.
3. The expected average wastewater flow from the project site is 6,240 gallons per day.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is

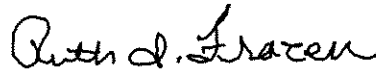
enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 699-7411, extension 2717.

Very truly yours,

James F. Stahl



Ruth I. Frazen
Engineering Technician
Finance & Property Management Section

RIF:rf

Enclosure

595467.1

**INFORMATION SHEET FOR APPLICANTS
PROPOSING TO CONNECT OR INCREASE THEIR DISCHARGE TO
THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY SEWERAGE SYSTEM**

THE PROGRAM

The County Sanitation Districts of Los Angeles County are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting to a Sanitation District's sewerage system. Your connection to a City or County sewer constitutes a connection to a Sanitation District's sewerage system as these sewers flow into a Sanitation District's system. The County Sanitation Districts of Los Angeles County provide for the conveyance, treatment, and disposal of your wastewater. **PAYMENT OF A CONNECTION FEE TO THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY WILL BE REQUIRED BEFORE A CITY OR THE COUNTY WILL ISSUE YOU A PERMIT TO CONNECT TO THE SEWER.**

I. WHO IS REQUIRED TO PAY A CONNECTION FEE?

1. Anyone connecting to the sewerage system for the first time for any structure located on a parcel(s) of land within a County Sanitation District of Los Angeles County.
2. Anyone increasing the quantity of wastewater discharged due to the construction of additional dwelling units on or a change in land usage of a parcel already connected to the sewerage system.
3. Anyone increasing the improvement square footage of a commercial or institutional parcel by more than 25 percent.
4. Anyone increasing the quantity and/or strength of wastewater from an industrial parcel.
5. If you qualify for an Ad Valorem Tax or Demolition Credit, connection fee will be adjusted accordingly.

II. HOW ARE THE CONNECTION FEES USED?

The connection fees are used to provide additional conveyance, treatment, and disposal facilities (capital facilities) which are made necessary by new users connecting to a Sanitation District's sewerage system or by existing users who significantly increase the quantity or strength of their wastewater discharge. The Connection Fee Program insures that all users pay their fair share for any necessary expansion of the system.

III. HOW MUCH IS MY CONNECTION FEE?

Your connection fee can be determined from the Connection Fee Schedule specific to the Sanitation District in which your parcel(s) to be connected is located. A Sanitation District boundary map is attached to each corresponding Sanitation District Connection Fee Schedule. Your City or County sewer permitting office has copies of the Connection Fee Schedule(s) and Sanitation District boundary map(s) for your parcel(s). If you require verification of the Sanitation District in which your parcel is located, please call the Sanitation Districts' information number listed under Item IX below.

IV. WHAT FORMS ARE REQUIRED*?

The Connection Fee application package consists of the following:

1. Information Sheet for Applicants (this form)
2. Application for Sewer Connection

3. Connection Fee Schedule with Sanitation District Map (one schedule for each Sanitation District)

*Additional forms are required for Industrial Dischargers.

V. WHAT DO I NEED TO FILE?

1. Completed Application Form
2. A complete set of architectural blueprints (not required for connecting one single family home)
3. Fee Payment (checks payable to: County Sanitation Districts of Los Angeles County)
4. Industrial applicants must file additional forms and follow the procedures as outlined in the application instructions

VI. WHERE DO I SUBMIT THE FORMS?

Residential, Commercial, and Institutional applicants should submit the above listed materials either by mail or in person to:

County Sanitation Districts of Los Angeles County
Connection Fee Program, Room 130
1955 Workman Mill Road
Whittier, CA 90601

Industrial applicants should submit the appropriate materials directly to the City or County office which will issue the sewer connection permit.

VII. HOW LONG DOES IT TAKE TO PROCESS MY APPLICATION?

Applications submitted by mail are generally processed and mailed within three working days of receipt. Applications brought in person are processed on the same day provided the application, supporting materials, and fee is satisfactory. Processing of large and/or complex projects may take longer.

VIII. HOW DO I OBTAIN MY SEWER PERMIT TO CONNECT?

An approved Application for Sewer Connection will be returned to the applicant after all necessary documents for processing have been submitted. Present this approved-stamped copy to the City or County Office issuing sewer connection permits for your area at the time you apply for actual sewer hookup.

IX. HOW CAN I GET ADDITIONAL INFORMATION?

If you require assistance or need additional information, please call the County Sanitation Districts of Los Angeles County at (562) 699-7411, extension 2727.

X. WHAT ARE THE DISTRICTS' WORKING HOURS?

The Districts' offices are open between the hours of 7:00 a.m. and 4:00 p.m., Monday through Thursday, and between the hours of 7:00 a.m. and 3:00 p.m. on Friday, except holidays. When applying in person, applicants must be at the Connection Fee counter at least 30 minutes before closing time.